

EVERGREEN ♦ EAST HILLS VISION STRATEGY

Task Force Workshop Meeting - 7

K.R. Smith Elementary School
2025 Clarice Drive
San Jose, CA 95122

Saturday, February 25, 2006
9:00A.M. – 12:30P.M.

SUMMARY of **UNIT COUNT GROUP COMMENTS**

- There should be a mix of homes, affordable housing and unit count dispersal between the opportunity sites.
- Based on input from the West Evergreen NAC, 1,875 units on Arcadia is acceptable.
- 20 percent of 1,875 units equals 375 affordable units. Possible mix of units could be 1,675 multi-family rental units and 200 single-family units.
- Rental units provide the most affordable housing.
- 40 percent of the 500 units proposed on the Evergreen Valley College site should be affordable.
- The Pleasant Hills Golf Course site should have more single-family detached than multi-family and should have 30-40% open space.
- The higher number scenarios won't improve the quality of life in Evergreen; prefer lesser unit scenarios (2&3).
- Is it the will of the community to have fewer numbers of units even if that impacts the amenities?
- What do the number of units buy the community?
 - Different types of units bring in different amounts of money for amenities.
- The number of units has been reduced but the number of amenities has not.
- Recommend scenario 2 because it would result in less people and traffic.
- Is it a good decision to put industrial in Evergreen?
- Can't trust the developers because they don't live in the community. Concerned about open space and quality of life.

- The amenities list was developed by the community not the developers, but not all of the community was able to contribute ideas.
- Should campus industrial be preserved or move industrial to Arcadia?
- Some industrial should be protected, especially Hitachi and Arcadia.
- Amenities need to be prioritized.
- Concerned about Evergreen being a bedroom community.
- There should be no industrial in Evergreen. Edenvale and Coyote are more suitable.
- Homes on the industrial sites and the Pleasant Hills Golf Course site will be tax winners for the City.
- Arcadia should be residential because of light rail and Transit Oriented Development.
- A low percentage of people will use light rail.
- There needs to be a process to determine unit count for each site, need calculation of trade-offs.
- There should be a public debate regarding unit count, amenities, etc.